

AVAILABLE FOR GROUND LEASE

8781 | CUYAMACA STREET
SANTEE, CALIFORNIA 92071

SHARP Rees-Stealy
Medical Group



SANTEE



1.36 ACRES



FOR LEASE

GROUND LEASING OPPORTUNITY | SINGLE OR MULTI TENANT



CONTACT

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PROPERTY HIGHLIGHTS

Highland partners corporation is proud to present a unique leasing opportunity located at the NEC of Cuyamaca St & Buena Vista Ave in the city of Santee, CA. This 59,555 sf site is made up of three parcels including the hard corner. This site has never had the benefit of the hard corner being included in a project.

The versatile GC zone allows many uses included office and related services, General Commercial uses including Fast food, Gas Stations and general commercial activities that are located primarily along major transportation routes. This site benefits from strong freeway visibility and traffic flow to and from the 52 freeway. Plus the daily pedestrian draw of a new 65k sf Sharp Reese Steeley Medical Center that just opened in 2021 across the street.

1.36 AC
LOT SIZE

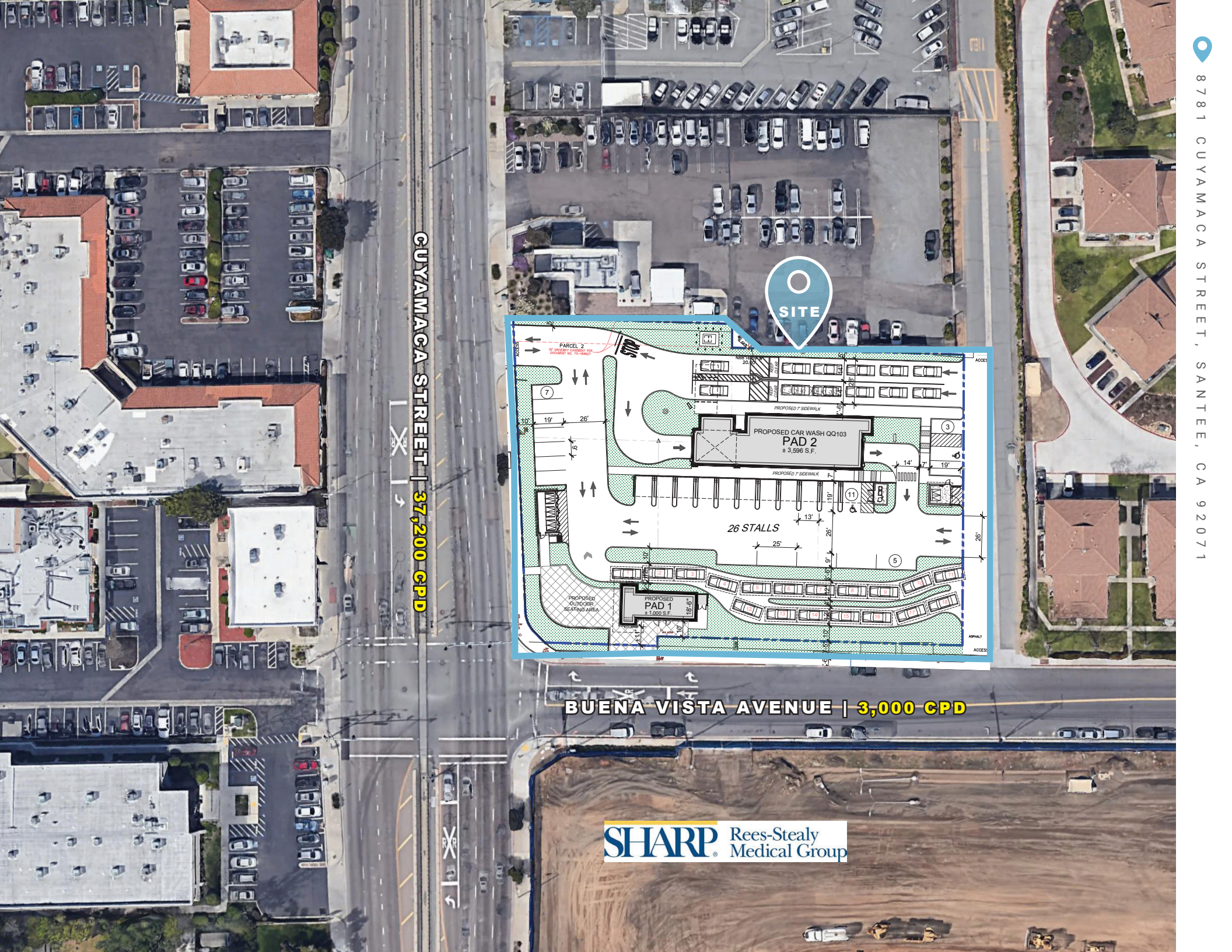
GROUND LEASE AVAILABLE
SINGLE OR MULTI-TENANT
FLEXIBLE SITE PLAN

GC
PROPERTY ZONED

384-041-53 | 384-041-54 | 384-041-07

PARCEL MAP





CUYAMACA STREET | 37,200 CPD

BUENA VISTA AVENUE | 3,000 CPD

PROPOSED SITE PLAN



8781 CUYAMACA STREET, SANTEE, CA 92071



VICINITY MAP

NOT TO SCALE



SITE DATA

ZONING

PROPOSED USE	RESTAURANT W/ DRIVE-THRU
ZONING	GC GENERAL COMMERCIAL
APN #	384-041-07-00, 384-041-53-00 AND 384-041-54-00
JURISDICTION	CITY OF SANTEE, CA

SITE DATA

PARCELS 1-4	(1.07 AC)	± 46,782 S.F.
NET CORNER LOT AREA	(0.29 AC)	± 12,773 S.F.
TOTAL SITE AREA:	(1.36 AC)	± 59,555 S.F.

BUILDING DATA

NEW PAD 1 (CAFE W/ DRIVE-THRU)	± 1,000 S.F.
(WITH 18 CAR STACKING)	
NEW PAD 2 (CARWASH)	± 3,596 S.F.
(WITH 11 VACUUM PARKING STALLS)	
TOTAL BUILDING AREA	± 4,596 S.F.

PARKING DATA

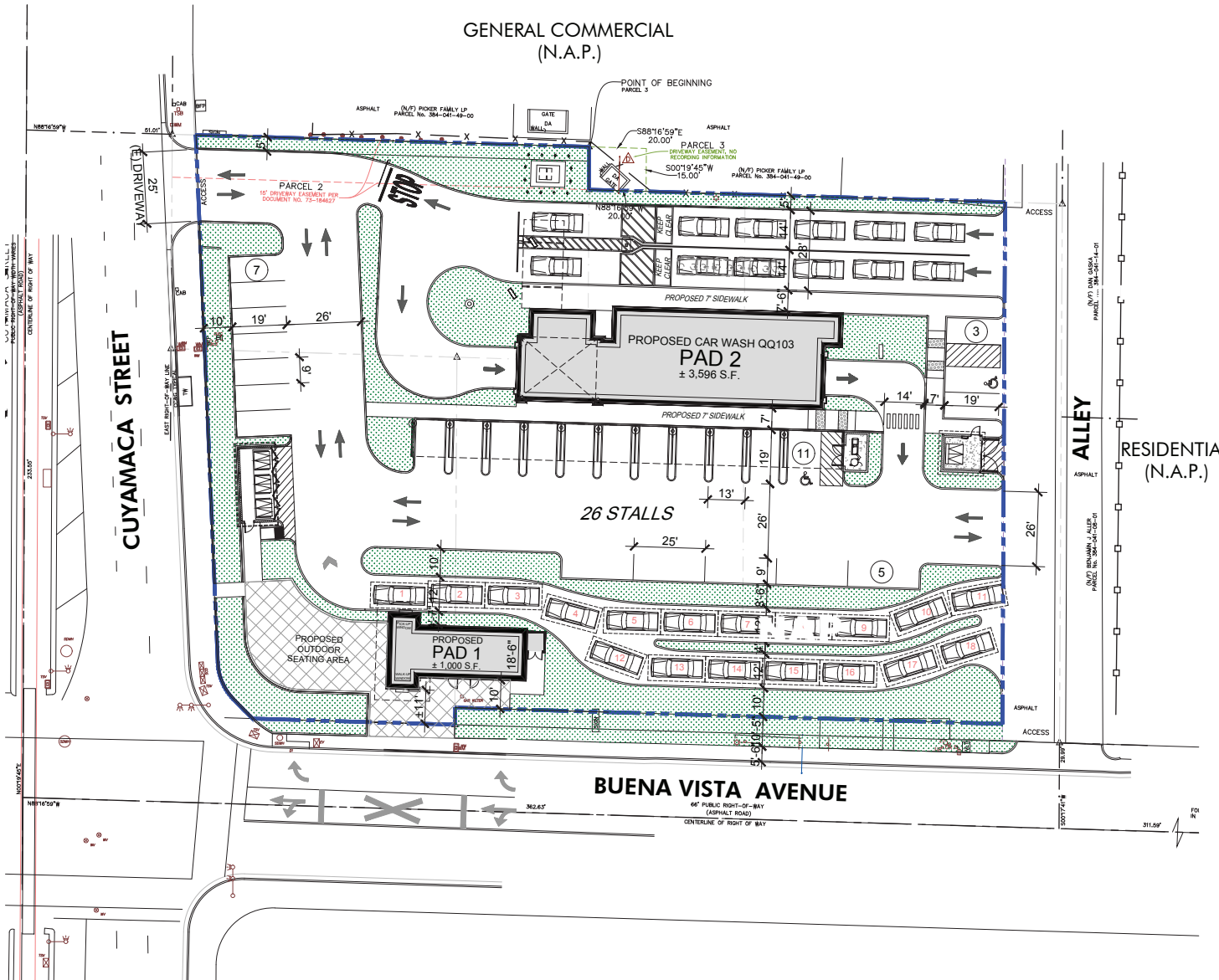
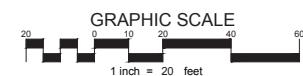
TOTAL PARKING PROVIDED:	26 STALLS
PARKING REQUIRED:	
NEW PAD 1 ± 1,000 @ 1/100 S.F.	10 STALLS
NEW PAD 2 (CAR WASH)	13 STALLS
(5 CARS @ 2.5 PER STALL)	
TOTAL PARKING REQUIRED	23 STALLS
PARKING RATIO PROVIDED:	5.6/1,000 S.F.

CITY OF SANTEE, MUNICIPAL CODE
13.24.040 Parking requirements.
Car Wash: Self Service: 2.5 per stall

7. Places of Assembly
a. Restaurants, taverns, cocktail lounges and other establishments for the sale and consumption on the premises of food and beverages: one space for every 100 square feet of gross floor area. No additional parking spaces shall be required for outside seating at restaurants up to 25% of the seating area.

PROPOSED SITE PLAN

SCALE: 1"=20'



PRELIMINARY SITE PLAN SUBJECT TO CHANGE.
PROPERTY LINES ARE BASED ON ALTA SURVEY
PREPARED BY IDY LAND SURVEYING, INC., DATED
12.31.2022.



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WHOLESALE

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Beyond any store of its kind.

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CVS/pharmacy

UnionBank®

SANTEE TROLLEY SQUARE

five BELOW

BARNES & NOBLE
BOOKSELLERS

SANTEE VILLAGE SQUARE

MISSION GORGE ROAD

Cane's
CHICKEN FIDELITY

VONS

SD COUNTY SHERIFF

SITE

BUENA VISTA AVENUE | 3,000 CPD

SHARP Rees-Stealy Medical Group

52

SR-52 | 138,000 CPD

PROSPECT AVENUE



DEMOGRAPHICS

2021 ESTIMATED - 1/3/5 MILE RADIUS

10,375

BUSINESSES
(within 5 miles)

85,490

EMPLOYEES
(within 5 miles)



POPULATION

1 Mile	10,995
3 Miles	116,966
5 Miles	280,517



AVERAGE HH INCOME

1 Mile	\$88,213
3 Miles	\$98,106
5 Miles	\$97,068



DAYTIME POPULATION

1 Mile	12,148
3 Miles	45,685
5 Miles	85,490



ESTIMATED HOUSEHOLDS

1 Mile	4,023
3 Miles	42,565
5 Miles	102,537



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